

# AGENDA (Revised)

August 13, 2015

## THE FAIRFAX COUNTY ARCHITECTURAL REVIEW BOARD

Fairfax County Government Center Conference Rooms 2 & 3, 6:30 PM

### *Statement of Purpose and Intent of Historic Overlay Districts*

*Historic Overlay Districts are created for the purpose of promoting the general welfare, education, economic prosperity, and recreational pleasure of the public, through the perpetuation of those general areas or individual structures and premises that have been officially designated by the Board of Supervisors as having historical, cultural, architectural, or archaeological significance.*

*Regulations within such districts are intended to protect against destruction of or encroachment upon such areas, structures, and premises; to encourage uses which will lead to their continuance, conservation, and improvement in a manner appropriate to the preservation of the cultural, social, economic, political, architectural, or archaeological heritage of the County; to prevent creation of environmental influences adverse to such purposes; and to assure that new structures and uses within such districts will be in keeping with the character to be preserved and enhanced.*

*The order in which items will be heard will be set at the meeting. Additional items may be added to the agenda at the discretion of the Chair. Applicants for initial or follow-up presentations will mail drawings and other documentation as appropriate to the ARB prior to the meeting at which a project will be reviewed. If members have not received such documentation, an application may be postponed until a subsequent meeting.*

### **APPLICANTS PLEASE LIMIT PROJECT PRESENTATION TIME TO 8 MINUTES FOR A FIRST SUBMISSION AND 3 MINUTES FOR A RE-SUBMISSION**

#### **APPROVAL OF THE AGENDA**

**INTRODUCTION/RECOGNITION OF GUESTS:** Sandi Wagner, Dept. of Planning & Zoning

**CONSENT CALENDAR ACTION ITEMS:** None proposed.

#### **ITEMS FOR ACTION:**

**1. Proposed lighting** at 13890 Lowe Street, tax map #34-2 ((1)) 17E, located in the Sully Historic Overlay District. At its July 9, 2015 meeting the ARB approved with conditions **ARB-15-SUL-01** for the construction of a one-story, 14,900 square foot, 26.9' high building with signage to house offices, a showroom and a warehouse to store plumbing supplies and fixtures. The conditions of approval were that a Photometric Study and all proposed lighting be presented to the ARB for review and approval. Mr. Christopher K. McKneely, AIA, Flanagan Architects PC, represents the application. (Item-**ARB-15-SUL-01**)

**2. The proposed development of park facilities** to be located adjacent to Lorton and Furnace Roads, tax map #107-3, in the Lorton Correctional Complex National Register-eligible Historic District. The 2001 Lorton Correctional Complex Memorandum of Agreement (MOA) stipulates that the ARB review *undertakings* within

the area eligible for listing in the National Register of Historic Places and that the area within the Eligible District is subject to review as stipulated in Section 7-200 of the Fairfax County Zoning Ordinance. The Laurel Hill Park Master Plan was approved by the Park Authority Board in July 2004. The plan identified Section G as the Central Green; an area for picnic grounds with pavilions, a play area and trails providing connectivity to the Laurel Hill Greenway. A circular entrance drive with 220 head-in parking spaces would be adjacent to a parallel 6' wide asphalt trail, and surround four picnic shelters, a restroom facility, and play area. An 8' wide asphalt trail is proposed to the east of this area allowing controlled access into a meadow conservation area. At the November 14, 2013 and March 12, 2015 ARB meetings, the proposal was discussed in workshop sessions. Ms. Kelly Davis, Park Authority senior planner, represents the application. (Item-**ARB-15-LOR-01**)

**3. The proposed construction of a new single family residence** at the subdivided parcel of the Langley Ordinary, 6349 Georgetown Pike, tax map # 22-3 ((1)) 63B, in the Langley Fork Historic Overlay District. The ARB approved the construction of a single family residence for this property at its May 9, 2013 meeting; ARB-13-LFK-01; this approval has expired. The current proposal is to construct a two-story, wood sided single-family dwelling, with side gable roof and side gabled dormers at the north (front) elevation. The dwelling footprint would measure 62' X 119' with heights ranging from an average of 31' 5" to 39' at midpoint of the gable. It would be connected to a 3-car garage by a 1-story, shed roof enclosed gallery. Vehicular access would be a semi-circular driveway from an outlet road off Georgetown Pike. At its November 10, 2011 meeting, the ARB recommended approval of the application to subdivide the property into two buildable lots. Messers Doug DeLuca & Matt Bronczek, property owners, represent the application. (Item **ARB-15-LFK-01**)

#### **ITEMS FOR WORKSHOP SESSION:**

**4. Review of proposed re-design of dormer** at 10010 Colvin Run Road, tax map # 18-2 ((1)) 23, in the Colvin Run Mill Historic Overlay District. At the July 9, 2015 meeting, the ARB approved the completed addition **ARB-15-CRM-03** with the following conditions: 1) all applicable Fairfax County permits be obtained for this after-the-fact addition. If permits cannot be obtained for the addition approved by the ARB then the applicant is required to return to the ARB with new plans for review; 2) that all applicable Fairfax County permits be applied for prior to ARB submission for any other proposed additions (this applies to submission as an action item, not for a workshop discussion item); and 3) the general massing and configuration of the addition be approved; second decorative window facing street be removed; dormer height be reduced to what is practical. The redesign of the dormer shall be submitted to the ARB for review. Mr. David Olin, property owner, and Mr. Tom Bullock, Bull's Eye Restoration, represent the proposal.

**5. Proposed new addition(s)** at 10010 Colvin Run Road, tax map # 18-2 ((1)) 23, in the Colvin Run Mill Historic Overlay District. Mr. David Olin, property owner, and Mr. Tom Bullock, Bull's Eye Restoration, represent the proposal.

#### **PRESENTATION:**

Ms. Denice Dressel, Resident Curator Program (RCP) Manager, will provide an overview of the program. The Board of Supervisors has requested the appointment of up to 2 ARB members to serve on a to-be-created Community Technical Advisory Committee (CTAC) for launching the program. Ms. Dressel will review the function of the CTAC.

## BOARD AND STAFF ITEMS:

- **Review and action on approval of minutes:**  
**Authorization of payment to Recording Secretary**
- **Treasurer's Report:** Ms. Notkins
- **Discussion/Update Reports**
- **Administrative:** Leanna O'Donnell, Planning Div. Branch Chief staffing Sept. 10 ARB meeting
- **Correspondence, Announcements:**
- **Old business:** Follow up to July 9 meeting discussion: Proposed demolition of the 1974 American Press Institute Conference Center in Reston, designed by architect Marcel Breuer with architect Hamilton P. Smith, and associate Hasram Zdinoeddin. Proposed redevelopment for housing. Mr. Burns. Staff to provide requested update.
- **New/other business:**

*The ARB Administrator will stamp and sign copies of approved drawings or other application documents following the meeting at which approvals are granted, or at such time as drawings amended to reflect ARB recommendations are received by the administrator. Applicants may be required to submit additional copies of approved drawings or other application documents. Applicants may request copies of meeting minutes within 2 weeks of the meeting at which the ARB approved the meeting minutes. Stamped drawings, letters from ARB Administrator documenting ARB action or copies of relevant minutes are required prior to projects being reviewed and/or approved by county review and permitting agencies.*

*For further information contact Linda Cornish Blank, Historic Preservation Planner and Architectural Review Board Administrator, Fairfax County Department of Planning and Zoning (DPZ), at 703/324-1380.*